



**JOINT ANTELOPE VALLEY AUTHORITY  
Board Meeting  
February 10, 2005**

Meeting Began at: 10:30 a.m.  
Meeting Ended at: 11:03 a.m.

Members Present: Glenn Johnson, Christine Jackson, Roger Figard

Others Present: Amy Cornelius-Jones, Joel Pedersen, Margaret Remmenga, Wayne Teten, Wynn Hjermstad, Clark DeVries, Kurt Micek, Bruce Sweney, Jane Jordan, Ted Weidner, Mike Morosin, Harlon Layton, Beth Thacker, Jim Christo, Pam Manske, Dolores Lintel, Ryan Kosola

**Order No. 01-05 - Call Meeting to Order**

Glenn Johnson called the JAVA Board meeting to order at 10:30 a.m. Johnson stated that during the interim period that there is a Public Works Director vacancy, the Mayor and acting interim Director Ann Harrell, have asked that Roger Figard be the designated representative for the City on the JAVA Board. Figard is already the alternative, but will be filling in until a new Public Works Director is hired.

**Order No. 02-05 - Minutes of Previous Meeting**

Figard moved to approve the minutes of the January 13, 2005 Board meeting. Jackson seconded.  
AYE: Johnson, Jackson, Figard  
NAY

**Order No. 03-05 - Resolution to amend the Administrative Resolution to provide indemnification for property to be acquired from UNL (Formerly Textron) and to provide for payment by UNL for work related to the parking garage that is to be performed by JAVA.**

Joel Pedersen asked for a deferment on this item because it is being reviewed by the University of Nebraska-Lincoln staff. An appraisal number has been assigned. Pedersen indicated that it should be ready by the next JAVA Board meeting.

**Order No. 04-05 - Resolution authorizing Relocation Studies, Acquisition and Relocation for Tract 78, a portion of 1800 ' O' Street, in Antelope Valley K to Q Street Project.**

Pedersen reviewed Resolution # 05-021004 (attached). The existing owner at this site has expressed an interest in selling. This is in connection with another community revitalization component (at 17<sup>th</sup> & 'Q'), there is a common ownership. It is being asked that this is authorized for appraisals. This is a partial taking at this time. This is also a phase of the roadway that is not authorized for appraisal or study yet because it is years out. However, this is a special needs type of authorization. Margaret Remmenga indicated that there was a meeting to review this request and the funding is available. Figard clarified that if this parcel was not part of other activity in the area, the timing would be such that we would not be moving forward. The recommendation, because of a single ownership and opportunity, is for the betterment and efficient use of resources, now is the time to look at this parcel. Pedersen added that this is also at the request of the property owner. The motivation is to handle this once and not have to ask the owner to deal with this at a later time.

Jackson moved to adopt Resolution # 05-021004. Figard seconded.  
AYE: Johnson, Jackson, Figard  
NAY

**Order No. 05-05 - Resolution authorizing appraisal for Tract 13 located at 1985 S Street in the Antelope Valley Q to Y Street Project.**

Pedersen reviewed Resolution # 05-021005 (attached). Specifically located at the intersection of the 20<sup>th</sup> & 'S' Streets. This is also for a future phased project that has not yet been authorized. The request is only for appraisal at this point. Should there be an interested seller at this location, then we would come back and asked for authorization for acquisition providing funds are available. Currently there is funding for the studies. This is a special needs authorization and the circumstances relating to the owner may be willing to sell.

Johnson stated that the resolution goes beyond the authorization that is being proposed. Pedersen agreed that the language should not have "...and also to acquire, including by condemnation if necessary, ..." and should be stricken. Pedersen requested a motion to delete this language from the resolution.

Figard moved to delete the aforementioned language from the resolution.

Jackson seconded.

AYE: Johnson, Jackson, Figard

NAY

Figard moved to adopt Resolution # 05-021005. Jackson seconded.

AYE: Johnson, Jackson, Figard

NAY

**Order No. 06-05 - Staff Reports**

Margaret Remmenga addressed the Board on the JAVA audit performed by Micek & Crouch, P.C. for the year ending August 31, 2004. Kurt Micek handed out the audit report to the Board members and reviewed it. The report should be available on the web soon. Financial highlights: The JAVA fund balance increased by \$28,248,577 during year ended August 31, 2004, primarily due to equity contributions. Total Capital assets totaled \$60,561,325; included in this figure is Land Acquisition for \$26,315,874 and Construction in Progress for \$34,335,451. Equity interests total \$57,623,250 and Liabilities are \$3,110,521. for a total of \$60,734,250. Also included in the report is a report on compliance and internal control. Micek found no material weakness on internal control. Because of the Federal Finance that is involved, there is also a single audit in the report as well as a report of the Schedule of Expenditures of Federal Awards. Micek found no violations of rules and regulations in accordance with the single audit act OMB Circular A-133.

Jackson moved to accept the audit report as presented by Micek. Figard seconded.

AYE: Johnson, Jackson, Figard

NAY

Wayne Teten updated the Board on various Change Orders that have taken place. Back in December, Teten asked for approval/authorization for work associated with the Remediation Plan around the 19<sup>th</sup> & 'Y' Streets. The dollars at the time was based on cost figures for various items. The unit prices were real, the estimate for quantities were not known. Now, we have actual numbers and the totals are coming in lower that previously anticipated. A Change Order related to UNL issues at 'Y' Street, requested fiber and other items to accommodate the project's needs. A Change Order for a series of small issues, like unusable rubble and utility conflicts. On Military, there is a slope behind the mechanical building that was going to be too steep. A Change Order to place another seat wall behind the building was processed. In addition, more was done on the signing of handicap stalls in the parking area. Construction on the Big T is progressing with the driving of piling and utility work. The Railroad started work on the reconstruction of the bridges over Antelope Creek. The contractor for Vine Street would like to start work around March 1. There will be press releases once the work is scheduled. Pedersen added that there has been questions regarding the process of Value Engineering. They are looking at having discussion points in addition to a possible proposal for the next Board meeting. This would involve design changes that may affect the cost of various aspects of projects in the form of savings.

Wynn Hjermstad updated the Board on some items related to community revitalization. When the Plan was approved by City Council, they only approved two projects: A housing project on Vine Street and the Neighborhood Enhancement. The housing project - Liberty Village, is finalizing a redevelopment agreement with the developer. This hope is that it will go to City Council within a month depending on when it can get on the City Council agenda. Construction should begin sometime in the spring. The Neighborhood Enhancement project is working with Neighborhoods Inc., Urban Development staff and the Design Team and are making progress. Neighborhood enhancement involves three aspects; One is identifying housing that is in poor condition to begin with and be acquired so that new housing can be built. Second is housing that has been altered over time. Last is looking at what is in the public right-of-way and making improvements. There is a JAVA Citizen's Committee meeting scheduled for February 18, 2005 from 9:00-10:00 at Engineering Services.

When City Council approved these two projects, there were a number of concepts in the Plan. These turn into amendments that need approval at later dates. One in particular has just been approved by the Planning Commission and will go to City Council at the end of February. An Extended Stay Hotel is being looked at in the 'P-Q' and 17<sup>th</sup> - 18<sup>th</sup> Streets block area. It is consistent with the Redevelopment Plan and is being moved onto the next step in the process.

**Order No. 07-05 - Citizen's Committee Reports**

There were no reports given.

**Order No. 08-05 - Non-Agenda Items**

Mike Morosin updated the Board on the status of his relocation. Neighborhoods Inc. does not have a property for Morosin's property so they are now looking outside the area to accommodate Morosin's needs.

Morosin wanted to know the status of the signing on Vine Street widening project to be changed to indicate the Malone Neighborhood's involvement. Hjermstad addressed topic. She indicated that there has been discussion with City officials about this. There is no doubt that the Malone Neighborhood had involvement in the progress of this project. One of the concerns was that this would set precedence that any project in the City would then need to name specific neighborhood associations in conjunction with each project. City officials felt that it was simpler to leave the sign as it is.

**The next JAVA Board meeting is scheduled for March 10, 2005 at 10:30a.m. in the City Council Chambers.**

Meeting adjourned at 11:03 a.m.